



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																			
Account	660025645																							
Parcel ID	20N17E-30-2-00000-000-0000																							
Cadastral ID	30-20-17-00400																							
Property Type	REAL - Real Property																							
Property Class	RA	VI Area	3																					
Tax Area	2 - INOLA RURAL																							
Name ID	312526																							
GUERRIERO, GENA TRUST																								
29501 S 4190 RD INOLA OK 74036-0000																								
Parcel Location Situs 29501 S 4190 RD Subdivision Lot/Block / Parcel Size 13.09 - Acres Sec/Twn/Rng 30 / 20 / 17 / 2 Neighborhood 2017 - UNPLATTED LAND School District S005 - INOLA SCHOOLS																								
Legal Description Lat/Long: 36.18602602 -95.54454966																								
S 27.61 AC LOT 2 LESS THE S 348.6' LOT 2; AND LESS W 333.6' THEREOF																								
Building Permits																								
<table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount															
Number	Description	Opened	Closed	Amount																				
Exemptions																								
Code	Type	Active	Maximum	Exemption	Sale History																			
H	Homestead	Yes	1,000	1,000	Bk/Pg	Grantor	Date	Price	Code															
<table border="1"> <tbody> <tr> <td>2570/175</td> <td>GUERRIERO, GENA</td> <td>08/10/2016</td> <td>0</td> <td>4</td> </tr> <tr> <td>2407/549</td> <td>NICEWANDER, DONALD RAY &</td> <td>06/16/2014</td> <td>130,000</td> <td>YES</td> </tr> <tr> <td>1051/149</td> <td>SPURLOCK, ROBERTA K</td> <td>01/07/1997</td> <td>31,500</td> <td>No</td> </tr> <tr> <td>866/23</td> <td> </td> <td> </td> <td>0</td> <td>No</td> </tr> </tbody> </table>					2570/175	GUERRIERO, GENA	08/10/2016	0	4	2407/549	NICEWANDER, DONALD RAY &	06/16/2014	130,000	YES	1051/149	SPURLOCK, ROBERTA K	01/07/1997	31,500	No	866/23			0	No
2570/175	GUERRIERO, GENA	08/10/2016	0	4																				
2407/549	NICEWANDER, DONALD RAY &	06/16/2014	130,000	YES																				
1051/149	SPURLOCK, ROBERTA K	01/07/1997	31,500	No																				
866/23			0	No																				
Parcel Valuation																								
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	80.060	Current Tax																
Remove Cap	2015	Land Value	2,513	2,513	11%	276	Assessed	3,788																
Year Frozen	0	Improvements	23,492	13,855	1,524	Penalty	0																	
Uncapped Value	0	Mobile Home	18,077	18,077	1,988	Exemption	1,000	-80.00																
TIF Project ID	0	Total Value	44,082	34,445	3,788	Total Taxable	2,788	223.00																
Assessment History																								
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																	
2025	2025-660025645	GUERRIERO, GENA	2	38,372	1000	2,678	214.00																	
2024	2024-660025645	GUERRIERO, GENA	2	39,739	1000	2,570	207.00																	
2023	2023-660025645	GUERRIERO, GENA	2	32,506	1000	2,467	199.00																	
2022	2022-660025645	GUERRIERO, GENA	2	31,526	1000	2,366	192.00																	
2021	2021-660025645	GUERRIERO, GENA	2	29,714	1000	2,269	182.00																	
2020	2020-660025645	GUERRIERO, GENA	2	29,208	1000	2,201	178.00																	
2019	2019-660025645	GUERRIERO, GENA	2	28,255	1000	2,108	174.00																	
2018	2018-660025645	GUERRIERO, GENA	2	30,293	1000	2,332	195.00																	
2017	2017-660025645	GUERRIERO, GENA	2	36,883	1000	2,884	243.00																	
2016	2016-660025645	GUERRIERO, GENA	2	34,285	1000	2,771	236.00																	
2015	2015-660025645	GUERRIERO, GENA	2	39,037	1000	3,293	286.00																	
2014	2014-660025645	GUERRIERO, GENA	2	41,734	0	4,591	412.00																	
2013	2013-660025645	NICEWANDER, DONALD RAY &	2	61,826	0	6,800	573.00																	



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Lot Data		Primary Image	
Lot Size	-		
Lot Count	-		
Units Buildable	-		
Non-Ag Acres	-		
Topography	-		
Street Access	-		
Utilities	-		
Amenities	LAND QUALITY		
Method	-		
Base Lot Value	-		
Factor Value	-	660025645_001.JPG	12/11/2025
Adjustments	-	GRM Approach	
Lot Value	-	GRM Code	
Residential Data		Gross Rent	0.00
Type	-	Indicated Value	
Condition	-	Multiple Regression	
Quality	-	MRA Code	
Architecture	-	Adusted R	
Style	-	Indicated Value	
Exterior Wall	-	Direct Comparables	
Base/Total Area	/	Selection Model	1 Res
Style	-	Adjustment Model	A2 AO Test
HVAC	-	Comparables	
Roof Cover	-	Indicated Value	
Area on Slab	-	Value Reconciliation	
Fixture/RghIn	/	Selected Approach	Cost Approach
Bed/F/H Bath	//	Improvements	
Basement Area	-	Lot Value	
Garage Type	-	Indicated Value	0.00 Per SqFt
Remodel	-	Agland Value	2,513
Year/Eff Age	/	Site Improvements	13,755
Cost Approach		Total Value	16,268 0.00 Total Value Per SqFt
Manual : 01/2025			
Base Cost	0.00	Total Misc Impr	+ 0
Roofing Adj	+ 0.00	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 0
Heat/Cool Adj	+ 0.00	Depreciation (0%)	- 0
Plumbing Adj	+ 0.00	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 0
Adj Base Cost	= 0.00	Lot Value	+ 0
Total Area	x	Indicated Value	= 0
Adjusted Cost	= 0	Value Per SqFt	0.00
Miscellaneous Improvements			
Code	Description	Sketch ID	Size Year Units Unit Cost Depr Value



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	CPRV	Carport - RV	12x40x16	Gravel	Formed Metal	480
	Qual 3	Cond 3	Year 2015	Eff Age 8		
		Valuation Summary	Modifier Total	RCN	Depr (43% Phys/ % Func)	RCNLD
		Base Cost (8.49 x 480)	4,075	4,075	1,752	2,323
	SHDS	Shed - Small	12x12x8	Plank	Composition Shingle	144
	Qual 2	Cond 3	Year 2015	Eff Age 8		
		Valuation Summary	Modifier Total	RCN	Depr (37% Phys/ % Func)	RCNLD
		Base Cost (19.93 x 144)	2,870	2,870	1,062	1,808
	GRDT	Garage - Detached	24x24x10	Plank	Composition Shingle	576
	Qual 3	Cond 3	Year 2000	Eff Age 20		
		Valuation Summary	Modifier Total	RCN	Depr (49% Phys/ % Func)	RCNLD
		Base Cost (28.22 x 576)	16,255	16,255	7,965	8,290
	LNT0	LEAN-TO	14x14x10	Concrete	Composition Shingle	196
	Qual 3	Cond 3	Year 2000	Eff Age 20		
		Valuation Summary	Modifier Total	RCN	Depr (69% Phys/ % Func)	RCNLD
		Base Cost (13.12 x 196)	2,572	2,572	1,775	797
	LOAF	LOAFING SHED	12x16x8	Dirt	Formed Metal	192
	Qual 3	Cond 3	Year 2000	Eff Age 20		
		Valuation Summary	Modifier Total	RCN	Depr (59% Phys/ % Func)	RCNLD
		Base Cost (6.82 x 192)	1,309	1,309	772	537



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Lot Data Units-Buildable - UNPLATTED LAND (UNITS BUILDABLE)	
Lot Size	
Lot Count	
Units Buildable	
Non-Ag Acres	0
Topography	
Street Access	
Utilities	
Amenities	LAND QUALITY
Method	Units-Buildable
Base Lot Value	
Factor Value	
Adjustments	
Lot Value	



GRDT/LT 10/13/2021

Residential Data	
Type	6 Mobile Home 70 x 30
Condition	3 - Average
Quality	3 - Average
Architecture	6 MS ADJ
Style	100% Double Wide
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	2,100 / 2,100
Style	100% Double Wide
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	/
Bed/F/H Bath	/ /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1997 / 22

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	
Adjusted R	
Indicated Value	

Direct Comparables

Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	27,814		
Lot Value			
Indicated Value	27,814	13.24	Per SqFt
Agland Value			
Site Improvements			
Total Value	27,814	13.24	Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	31.41	Total Misc Impr	+ 0
Roofing Adj	+ 2.45	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 86,079
Heat/Cool Adj	+ 2.06	Depreciation (79%)	- 68,002
Plumbing Adj	+ 5.07	Lump Sums	+ 9,737
Basement Adj	+ 0.00	RCNLD	= 27,814
Adj Base Cost	= 40.99	Lot Value	+ 27,814
Total Area	x 2,100	Indicated Value	= 27,814
Adjusted Cost	= 86,079	Value Per SqFt	13.24

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODC	Wood Deck - Covered	151567	16x8		128	44.92	10%	5,175
WODO	Wood Deck - Open	151568	36x8		288	17.60	10%	4,562



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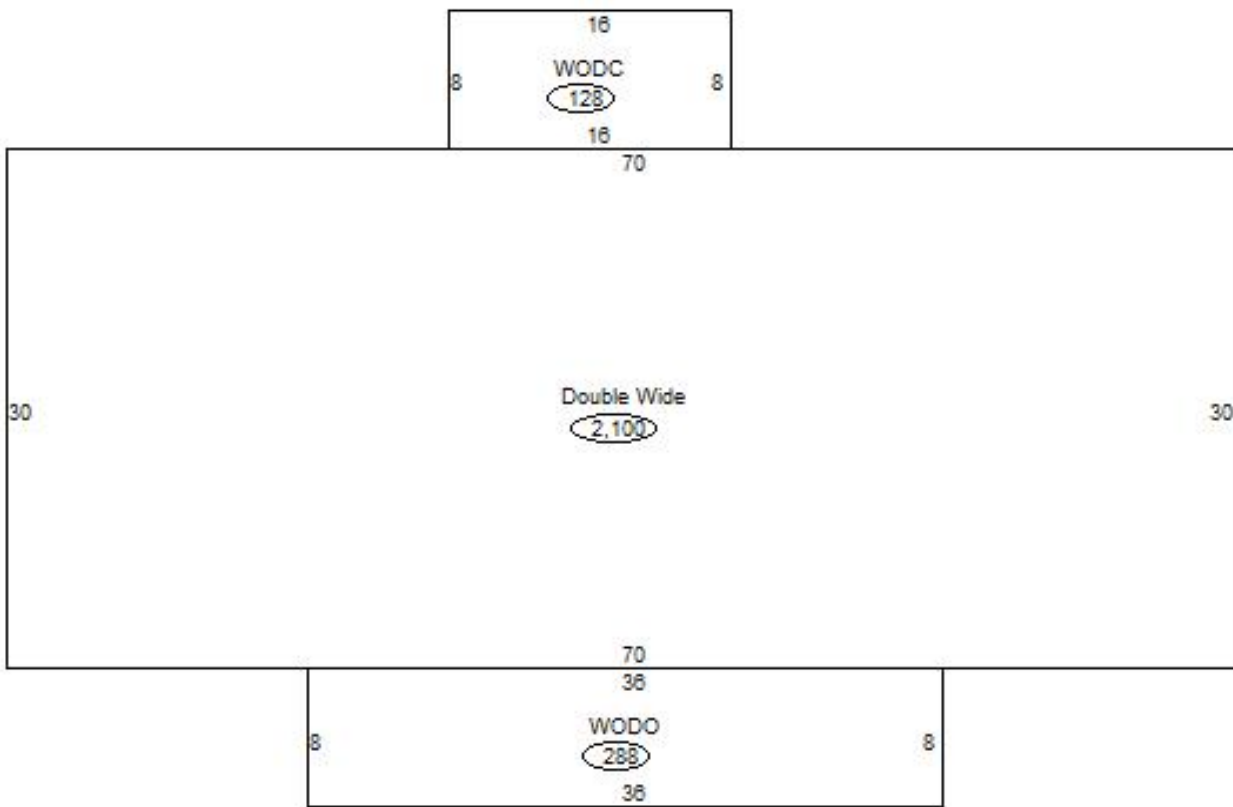
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	14		13	Double Wide	2,100	1.000	2,100
2	M	WODC		13	WODC	128	1.000	128
3	M	WODO		13	WODO	288	1.000	288
Total Building Area						2,100		2,100



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Agland Inventory

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Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
DNB	DENNIS SILT LOAM 1-3% SLO	NTV PST	80			13.090	192	192	2,513	2,513
NTV PST Totals						13.090			2,513	2,513
Total Agland						13.090			2,513	2,513